

# Oakwood Village Homeowners Association

## Balance Sheet

10/31/2016

### Assets

Owner Receivables	231.38
<b>Cash Accounts</b>	
Cash Operating - First Bank	4,051.58
<b>TOTAL Cash Accounts</b>	<u>4,051.58</u>
<b>Reserve Accounts</b>	
Reserve - First Bank	4,402.72
<b>TOTAL Reserve Accounts</b>	<u>4,402.72</u>
<b><u>Total Assets</u></b>	<u><u>8,685.68</u></u>

### Liabilities

Owners Receivable Over Collected	3,437.06
<b><u>Total Liabilities</u></b>	<u><u>3,437.06</u></u>

### Net Worth

<b>Reserves</b>	
Reserve Interest Earned	0.84
Reserve-Consolidated	8,731.88
Reserve Exp-Consolidated	(4,330.00)
<b>TOTAL Reserves</b>	<u>4,402.72</u>
<b>Working Capital</b>	15,900.00
<b>Retained Earnings</b>	(5,599.97)
<b>Net Income</b>	(9,454.13)
<b><u>Total Net Worth</u></b>	<u><u>5,248.62</u></u>
<b><u>Total Net Worth and Liabilities</u></b>	<u><u>8,685.68</u></u>

# Oakwood Village Homeowners Association

## Income and Expense Comparative Statement

From 10/01/2016 to 10/31/2016

	<u>October 2016</u>		<u>January to October</u>			<u>Yearly Budgets</u>	
	<u>Actual</u>	<u>Budget</u>	<u>Actual</u>	<u>Budget</u>	<u>Var. \$</u>	<u>Current</u>	<u>Last Year</u>
<b>Revenues</b>							
Monthly Dues	6,210	6,210	62,100	62,100		74,520	67,200
Interest Income		1		10	(10)	10	10
Late fee-Nsf Charges	43	8	221	80	141	100	100
<b>Total Revenues</b>	6,253	6,219	62,321	62,190	131	74,630	67,310

### Expenses

#### **Operating Expenses**

Accounting Fees		29	325	290	(35)	350	350
Administration Costs	187	83	1,881	830	(1,051)	1,000	800
Concrete Repair		17		170	170	200	200
Electric	34	25	296	250	(46)	300	200
General Mx and Repair		167	2,129	1,670	(459)	2,000	2,500
Gutter Repair		25	170	250	80	300	300
Insurance Property/Liability	2,175	2,247	20,804	22,470	1,666	26,962	24,511
Landscaping		42	2,817	420	(2,397)	500	100
Legal Expense	372	208	7,759	2,080	(5,679)	2,500	2,500
**Legal Reimb	(45)	(167)	(429)	(1,670)	(1,241)	(2,000)	(2,000)
Lawn Contract	1,070	917	6,130	9,170	3,040	11,000	9,600
Management Fees	486	504	4,860	5,040	180	6,048	6,048
Painting		8		80	80	100	100
Pest Control		8		80	80	100	100
Roof Repair		42	1,615	420	(1,195)	500	500
Sign Repair/Replacement		8	95	80	(15)	100	100
Snow Removal		333	6,468	3,330	(3,138)	4,000	2,000
Street Repair/Sweep	141	42	141	420	279	500	500
Sprinkler Repair	55	21	1,005	210	(795)	250	100
Trash	520	529	5,200	5,290	90	6,344	3,600
Tree Maintenance		8		80	80	100	100
Water	1,389	800	7,278	8,000	722	9,600	9,600
<b>TOTAL Operating Expenses</b>	6,384	5,896	68,544	58,960	(9,584)	70,754	61,809

#### **Reserve Funding**

Reserve Allocation Consolidated	323	323	3,230	3,230		3,876	5,501
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	<u>October 2016</u>		<u>January to October</u>			<u>Yearly Budgets</u>	
	<u>Actual</u>	<u>Budget</u>	<u>Actual</u>	<u>Budget</u>	<u>Var. \$</u>	<u>Current</u>	<u>Last Year</u>
<b>TOTAL Reserve Funding</b>	323	323	3,230	3,230	0	3,876	5,501
<b>Total Expenses</b>	6,707	6,219	71,774	62,190	(9,584)	74,630	67,310
<b>Net Income</b>	(454)	0	(9,453)	0	(9,453)	0	0